

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
November 11, 2014**

MEMBERS PRESENT: Joe Wise, Chairman
Jamie Povlich, Vice-Chairman
Brenda Clarke, Assistant Secretary
James Staton
Timothy Zajonc
Kevin Cole
Uwe Rothe
John F. Hunter

MEMBERS ABSENT: Greg Cox, Secretary
Jenny Brock

STAFF PRESENT: Angie Carrier, Director of Development Services Dept.
Angie Charles, Senior Planner
Laura Edmonds, Administrative Coordinator
Matt Young, Planner
Jim Epps, City Legal Counsel
Jeff Harmon, Assistant W/S Director
Allen Cantrell, City Engineer

Chairman Wise called the meeting to order at 6:00 p.m. Commissioner Povlich gave the invocation and led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on October 14, 2014, were approved by an 8 – 0 vote.

The first item on the agenda was to consider Final Plat approval of Lot 1, Cherry Street Property Division, Phase 2. The property is zoned B-2, Central Business District and the petitioner is Phillip Cox. The petitioner proposes to subdivide an existing building along an existing block wall.

Public Hearing was held and no one spoke.

**Motion: Cole
Second: Rothe**

**To recommend Final Plat approval of Lot 1,
Cherry Street Property Division, Phase 2.**

The motion passed by an 8 – 0 vote.

The second item on the agenda was to consider Washington County rezoning request for property located along Old Gray Station Road, from A-1 (General Agricultural) to R-3 (High Density Residential). The parcel proposed for rezoning to R-3 is approximately 4.6 acres. There is one home currently on the parcel.

Public Hearing was held.

Tony Onks, the developer of this property, made himself available for any questioning. Also, Mr. Onks stated that with condos nearby, he felt that R-3 was the appropriate zoning density for this location.

Motion: Cole
Second: Zajonc

To recommend denial of Washington County rezoning request for property located along Old Gray Station Road, from A-1 (General Agricultural) to R-3 (High Density Residential).

The motion passed by a 4 – 3 – 1 (Rothe) vote.

The third item on the agenda was to consider Washington County rezoning request for property located along Knob Creek Road, from A-1 (General Agricultural) to B-4 (Arterial Business). The parcel proposed for rezoning to B-4 is approximately 6.1 acres and is currently vacant.

Public Hearing was held.

Mark Andrews, 403 Mizpah Hills, is the petitioner of this property. Mr. Andrews stated that he intends to construct office buildings on this parcel and was told by the Washington County Zoning Office that B-4 would be appropriate zoning for this property.

Ron Kologiski, 230 N. Gilmer Park, stated that his property is across the street and he is simply building a new home on the property. Mr. Kologiski did not want any confusion with surrounding neighbors that his property would also be used for office buildings.

Lori Fathery, spoke against the rezoning as there are already several traffic concerns with the surrounding area and the new buildings are not necessary until the roads have been reconstructed for that type of development.

Amy, 3401 Ridge Steel Road, spoke against the rezoning. She stated concerns with asking for rezoning to a B-4 when only a B-2 is necessary. She also mentioned traffic concerns with the one lane bridge nearby. She does not believe that further development is necessary until the traffic construction has been handled.

Donna Stepanoff, spoke against the rezoning, stating that the new design of the proposed office buildings do not match the design of nearby homes and surrounding neighborhoods.

Stacy Wild, 114 Sirry Lane, spoke against the rezoning, stating that since the same owner owns more than the proposed property, that this is just a step towards developing the entire nearby area which raises concerns for the future of this neighborhood. Mrs. Wild agreed with others regarding traffic concerns and the proposed design of office buildings.

Motion: Hunter
Second: Cole

To recommend denial of Washington County rezoning request for property located along Knob Creek Road, from A-1 (General Agricultural) to B-4 (Arterial Business).

The motion passed by an 8 – 0 vote.

The fourth item on the agenda was to consider Washington County rezoning request for property located along 5352 Kingsport Highway, from B-4 (General Business District) to R-1 (Low Density Residential District). Both the county and the city recommend approval as the request would not be out of scale and character with the zoning and land uses within the immediate area.

Public Hearing was held.

Joyce Howard, Tanglewood Lane, made herself available to any questioning. Ms. Howard is a Real Estate Agent that attended representing for both the seller and buyer of this property. She mentioned that both parties are in support of this rezoning request.

Motion: Povlich
Second: Rothe

To recommend approval of Washington County rezoning request for property located along 5352 Kingsport Highway, from B-4 (General Business District) to R-1 (Low Density Residential District).

The motion passed by a 8 – 0 vote.

The fifth item on the agenda was to consider Rezoning Request #993 for property located along 1404 W. State of Franklin Road, from B-4 (Planned Arterial Business) to B-3 (Supporting Central Business). The existing land is vacant. The petitioner proposes to construct a retail development on the property. The petitioner is Mitch Miller on behalf of the developer.

Public Hearing was held and no one spoke.

Motion: Clarke
Second: Hunter

To recommend approval of Rezoning Request #993 for property located along 1404 W. State of Franklin Road, from B-4 (Planned Arterial Business) to B-3 (Supporting Central Business).

The motion passed by a 8 – 0 vote.

The last item on the agenda was to consider endorsement of the Housing Demand Study. The purpose of the Housing Demand Study is to provide guidance and direction for meeting the housing needs of the entire population of Johnson City. While the majority of housing requirements are fulfilled by the market supply, there remains a need to meet the demands for the rest of the population, including those with special needs and low income. Staff requested deferral of this item.

No vote.


Consideration was deferred by a 8 – 0 vote.

There being no further business, the meeting was adjourned at 6:43 p.m.

APPROVED:

Joe Wise, Chairman

SIGNED:



Greg Cox, Secretary